



QUINCY PLANNING BOARD
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JAMES J. FATSEAS
Planning Director

THOMAS P. KOCH
Mayor

QUINCY PLANNING BOARD MEETING
Wednesday, July 13, 2016

Regular meeting of the Quincy Planning Board will be held on
Wednesday, July 13, 2016 at 7:00 PM.

Meeting will be held at Historic City Hall
1305 Hancock Street, 1st Floor Boards and Commissions Room
Quincy, Massachusetts 02169
The Public is welcome to attend.

2016 JUL - 8 PM 3:04
CITY CLERKS OFFICE
QUINCY, MASS 02169

AGENDA

7:00 PM Call to Order by Chairman
Vote on minutes of the May 11, 2016 & June 8, 2016 Planning Board Meeting.

7:05 PM AND THEREAFTER:

Continued Public Hearing – R264 West Street – Site Plan/Special Permit - Planning Board Case No. 2016-05 (continued from June 8, 2016)

Continued Public Hearing – 500 Commander Shea Boulevard, Boston Scientific – Special Permit - Planning Board Case No. 2016-07 (continued from June 8, 2016)

Continued Public Hearing – 60 Cleverly Court – Site Plan/Special Permit - Planning Board Case No. 2016-04 (continued from June 8, 2016)

Continued Public Hearing – 8 & 52 Holliston Street and 118 Forest Avenue Modification – Definitive Subdivision - Planning Board Case No. 2015-Subdiv-02 (continued from June 8, 2016)

Public Hearing – 661-665, 671 Washington Street – Site Plan/Special Permit - Planning Board Case No. 2016-09

In accordance with the provisions of MGL Chapter 40A, Section 11, the Quincy Planning Board will hold a public hearing on Wednesday, July 13, 2016, at or after 7:00 PM, in the 1st Floor Boards and Commissions Room, Quincy City Hall, 1305 Hancock Street, Quincy, MA, on the application of Jumbo Self Storage, LLC, 190 Pearl Street, Weymouth, MA 02191, for Special Permits under Quincy Zoning Ordinance Title 17, Sections 3.1.3 (Major Non-residential Use), 5.1.17 (Parking Waiver), and 5.3.13 (Signage). The Applicant proposes the construction of a four (4) story, 122,900 square foot self-storage facility with ancillary leasing/retail office for the rental of storage units within the facility and storage and packing supplies. The site will also include a lobby, twelve (12) parking spaces for visiting customers, a loading area, and access area for seven (7) garage doors for direct access to seven (7) storage units. The facility will provide office hours and customer storage access from 9:30am to 6:00 pm Monday through Friday, 8:30am to 5:00pm

on weekends, and additional customer access from 6:00am to 10:00pm seven days a week. Customers will be provided secure access to the facility and three (3) full time employees will be hired to operate the office and facility. The property contains 66,440± square feet of land and is located at **661-665, 671 Washington Street**. The subject property is located within the Industrial B Zoning District and is shown on Assessors Map 2071, Lot 45, Plot 14 and 2072, Lot 35, Plot 15.

Public Hearing – 150 & 154 Quincy Avenue – Site Plan/Special Permit - Planning Board Case No. 2016-10

In accordance with the provisions of MGL Chapter 40A, Section 11, the Quincy Planning Board will hold a public hearing on Wednesday, July 13, 2016, at or after 7:00 PM, in the 1st Floor Boards and Commissions Room, Quincy City Hall, 1305 Hancock Street, Quincy, MA, on the application of Lawrence Agnitti, Faxon Development, LLC, 21 Franklin Street, Quincy, MA 02169, for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5 (Site Plan Review), and Special Permit under Section 5.1.17 (Parking Waiver). The Applicant proposes to construct five (5) new three (3) story residential townhouses, containing seventeen (17) units. The five buildings contain 33, 456 ± gross square feet containing approximately 6,074± square feet of living area plus garages. The proposed development site contains 10,847 square feet of land and is located at **150 & 154 Quincy Avenue**. The subject property is located within the Residence C Zoning District and is shown on Assessors Map 2085C, Lot 5 & 6.

BUSINESS MEETING:

- **New Business** – Planning Board review of and vote on request for building approval extension for 54 Berlin Street, Planning Board Case No. 2013-04.
- **ANY OTHER RELATED BUSINESS PROPERLY PRESENTED TO THE BOARD**

This Agenda is Subject to Change without Notice